

Application ref: 2018/3848/P
Contact: Leela Muthoora
Tel: 020 7974 2506
Date: 1 November 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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Kilburn Nightingale Architects
26 Harrison Street
London
WC1H 8JW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
6 & 7 Mall Studios
Tasker Road
London
NW3 2YS

Proposal:

Installation of 2x rooflights to rear roof of no. 6 Mall Studios and repositioning of ground floor party wall line between no. 6 & no. 7.

Drawing Nos: (1622_)Design Access Statement 180926, P01A, P02B, P03C, P04C, P06A, P07A, P08A, E01B, E02A, E03C, E04A, E05B

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless

otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: (1622_)Design Access Statement 180926, P01A, P02B, P03C, P04C, P06A, P07A, P08A, E01B, E02A, E03C, E04A, E05B

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

The proposed roof lights to the rear roof slope are considered an appropriate design as they would be flush with the roof plane by 150mm, would be subordinate in size and number and do not conflict with architectural roof elements. They would be visible from limited private views and not from the public realm or surrounding conservation area. Due to their size and location, they would not significantly harm the amenity of any adjoining residential occupiers in terms of light pollution or overlooking.

The proposed internal rearrangement of the two properties to incorporate bedroom from no. 7 to no. 6 is not considered to be development or change of use that constitutes a material planning development as they affect only the interior of the building and do not materially affect the external appearance of the building.

Following consultation, one response has been received from a local amenity group that had no objection to the proposed works. The sites' planning history was taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

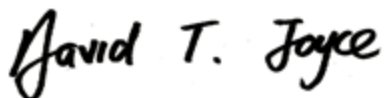
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning